



Continued October 3, 1990

to the low bidder, Westinghouse Electric Supply Company of Concord, in the amount of \$20,353.78.

Specifications for 210 each of the 100-watt, and 60 each of the 250-watt luminaires were approved by the City Council on September 5, 1990 and bids were opened on September 18, 1990. A summary of the bids received is as follows:

Westinghouse Electric Supply Co., Concord, CA	\$20,353.78
Graybar Electric Company, Sacramento	20,968.97
Valley Electric Company, Stockton	21,421.59
Consolidated Electric Company, Lodi	21,455.06
Wille Electric, Stockton	21,796.12
General Electric Supply Co., Martinez	21,899.72

This purchase will support the Electric Utility Department's program of replacing Mercury Vapor lights with the more efficient High-Pressure Sodium luminaires in certain areas of the City.

Some of the areas where conversions will take place this year are:

Crescent/Holly/Carlo Way/California Street block;  
Century/South Ham Lane/Harney/Winchester/Scarborough Drives;  
Century/Alpine/Mulberry/Gateway Circle;  
Cochran/Tilden/Sunwest Drive areas.

Additionally, a portion of the luminaires will be placed in inventory to support routine maintenance and replacement.

Funding for this purchase is available in the Public Works/Street Light Maintenance account.

#### PURCHASE OF CLASS 3 WOOD UTILITY POLES

#### RESOLUTION NO. 90-150

CC-12(d)

The City Council adopted Resolution No. 90-150 awarding the purchase of 57 Class 3 wood utility poles to the low bidder, J. H. Baxter & Company of San Mateo, California, in the amount of \$16,988.31. Further, the City Council approved the purchase of ten additional 45-foot poles from the low bidder for \$3,028.13, resulting in total order to J. H. Baxter in the amount of \$20,016.44.

On September 5, 1990, the City Council approved specifications and authorized advertisement for bids for 57 Class 3 wood utility poles. Bids were opened on September 19, 1990, with the following results.

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J. H. Baxter & Co., San Mateo	\$16,988.31
North-Pacific Lumber, Portland	17,800.06
McFarland-Cascade, Tacoma, Washington	17,970.59
McCormick & Baxter, Portland	17,983.88

Poles in six lengths were included in this bid:

20 each 35-foot	20 each 50-foot	1 each 60-foot
5 each 45-foot	10 each 55-foot	1 each 75-foot

During the past week the Electric Utility Department has scheduled maintenance work requiring ten 45-foot poles. To preclude the need to replenish this length prior to the next bid, it was recommended that ten additional 45-foot poles be added to this award, for a total of fifteen 45-foot poles, and a total order of 67 Class 3 poles.

Funding for this purchase is available in the Electric Utility Department's operating fund.

Delivery would be expected about four weeks following placement of the order.

PURCHASE OF PICKUP  
TRUCK FOR THE PARKS AND  
RECREATION DEPARTMENT

RESOLUTION NO. 90-151

CC-12(d)

The City Council adopted Resolution No. 90-151 awarding the bid for the purchase of one new 1991 Dodge RAM 150S pickup for the Parks Department to the low bidder, Swift Dodge of Sacramento, in the amount of \$12,310.81.

On September 5, 1990, the City Council approved specifications and authorized advertisement for bids. Bid forms were sent to five dealers; two responded, and bids were opened on September 18, 1990.

Bid results:

Swift Dodge, Sacramento	\$12,310.81
Weil Motors, Lodi	\$13,255.48

This vehicle is a budgeted replacement for a 1970 Chevrolet half-ton pickup with 134,000 miles, and is intended for use by Parks Department supervisors.

The 1990/91 Equipment Budget includes \$15,000 for this purchase.

Delivery is expected about 17 weeks after placement of the order.

SPECIFICATIONS FOR PURCHASE  
OF HEWLETT-PACKARD MICROCOMPUTERS  
FOR PUBLIC WORKS DEPARTMENT APPROVED

RESOLUTION NO. 90-152

CC-12(d) The City Council adopted Resolution No. 90-152 approving the specifications and authorized advertisement for bids for the purchase of five (5) Hewlett-Packard microcomputer systems for use in the Public Works Department.

The City of Lodi Public Works Department currently operates on a system of Hewlett-Packard microcomputers and wishes to retain compatibility with the existing system.

This purchase would expand capability to run AutoCAD, as well as engineering, spreadsheet, word processing and data base programs. Additionally, two of the systems are planned for use in the Building and Equipment Maintenance Division for maintenance management programs. Future plans include integration of all Public Works systems into a local area network.

Funding for this purchase is included in several budget accounts, including the Equipment Fund, Water and Sewer Capital Outlay Funds, and the Gas Tax/2107 Fund.

Additional funding was provided in the 1990/91 Storm Drain Capital Improvement Program adopted at the City Council meeting of September 19, 1990.

The estimated cost of this purchase is \$37,000.

BIDS REJECTED FOR  
THREE CUSHMAN VEHICLES

CC-12(b) The City Council rejected the bids for the purchase of three Cushman turf vehicles, two for the Parks Department and one for the Community Center at Hutchins Street Square, and authorized the readvertisement for bids.

On September 5, 1990, the City Council approved specifications and authorized advertisement for bids for three Cushman vehicles. Bids were sent to five potential bidders, and three responded. Bids were opened on September 19, 1990, with the following results:

Duke Equipment & Irrigation, Rancho Cordova	\$28,226.72
West Star Distributing, Hayward	30,631.88
J. M. Lift, Stockton	No Bid

Because the low bid is \$1,846.72 over the 1990/91 budgeted amount, and it was the opinion of the staff that bidders' pricing may not have been correctly calculated, it was

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recommended that the City readvertise and that new bids be solicited. New bids would be opened on Wednesday, October 17, 1990.

AGENDA ITEM REMOVED  
FROM CONSENT CALENDAR

Agenda item E-8 - "Contract award for Sacramento Street Water Main Improvements, Lodi Avenue - 250 feet N/Lodi Avenue, alley E/School Street, Wastewater Improvements, 150 feet S/Oak Street - Oak Street" was removed from the Consent Calendar and discussed and acted upon under the Regular Calendar.

AGENDA ITEM REMOVED  
FROM AGENDA

Agenda item E-9 - "Improvement agreement for Locust Square II, 217 North School Street, Lodi" was removed from the agenda.

LEASE AGREEMENT FOR PARKS  
AND RECREATION DEPARTMENT  
STORAGE AREA, 111 NORTH  
STOCKTON STREET, SUITE B,  
LODI APPROVED

CC-27(b)

The City Council approved a lease agreement with Jim Verseput of Schaffer, Suess and Boyd Realtors, representing Lenford Retzer, property owner of the property located at 111 North Stockton Street, Suite B. Monthly rental of property would be \$1,050 per month plus \$100 per month in utilities for a yearly total of \$13,800. The rental of this building will be funding from the Contingent Fund.

The area requested will serve as storage space for both Parks and Recreation divisions as the current buildings will be removed with the old water tower in the Parks and Recreation Department's corporation yard.

It was requested that the City enter into this agreement for a three to five year period or until a suitable storage area can be built and provided for on the Parks and Recreation grounds.

WHITE SLOUGH WATER  
POLLUTION CONTROL FACILITY  
LEASE, 11775 AND 11995 NORTH  
THORNTON ROAD APPROVED

CC-27(b)

The City Council authorized the City Clerk to invite proposals for a two-year lease on 220 acres of agricultural land at the White Slough Water Pollution Control Facility.

The lease for this 220-acre parcel does not expire until November 14, 1991. However, the tenant presently subleasing the property from the City's lessee, Bert Van Ruiten Estate, would like to plant alfalfa and has requested that the bid for the lease be awarded a year before the expiration of the lease. Alfalfa is a multi-year crop and if he gets the award, he will be able to plant the crop at this time. If the present tenant is not the successful bidder, he has indicated that he would be willing to work with the successful bidder and that the expiration of his lease will not be a hindrance to the new tenant.

The term of the new lease would be November 15, 1991 through December 31, 1993 with an option to renew for an additional five years. With this lease ending on December 31, 1993, all leases for property at White Slough will end on December 31, 1993. All leases have five-year renewal options and will now be on the same cycle.

PUBLIC HEARING SET FOR  
REVISION OF SEWER ORDINANCE

CC-44  
CC-149

The City Council set a public hearing for November 7, 1990 to review the proposed changes in the City's sewer ordinance.

In July 1988, the Environmental Protection Agency (EPA) performed an audit of the City's required industrial pre-treatment program. The letter presented for the City Council's review and the checklist dated January 1989 show the deficiencies in the City's present Sewer Ordinance. The original ordinance was adopted in 1976. The changes that now need to be made have been created by changes in the EPA requirements and the EPA establishing new rules and regulations.

Staff will be reviewing with the City Council at its Shirtsleeve Session of October 9, 1990 all of the major changes that are being proposed in the Sewer Ordinance revision. The Public Works Department will be sending the Chamber's Industrial Relations Committee a copy of the proposed changes so they can also provide input at the public hearing.

TRANSFER OF FUNDS IN  
ELECTRIC UTILITY DEPARTMENT  
AUTHORIZED

CC-51(d)  
CC-56

The City Council authorized the transfer of \$1,820,000 from the Utility Outlay Reserve fund and the Electric Rate Stabilization Reserve to provide for disbursements in connection with construction of the Industrial Substation.

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The ongoing activities in connection with construction of Industrial Substation necessitates that additional funding be transferred to the appropriate accounts for such expenditures at this time.

This project is proceeding on schedule and on budget with expected in-service date of mid-November 1990. Mr. "Bo" Hayes, who is construction manager under contract with Power Engineers, has monitored the erection activities and avoided cost overruns and construction slippage.

1990-91 STATE OF CALIFORNIA  
TRANSPORTATION DEVELOPMENT ACT CLAIM

RESOLUTION NO. 90-156

CC-7(f)  
CC-300

The City Council adopted Resolution No. 90-156 approving the City's 1990-91 Transportation Development Act, "TDA", claim for local transportation funds, "LTF", and State Transit Assistance, "STA", and authorized the City Manager to sign on behalf of the City.

The City's 1990-91 TDA claim requests all of the LTF apportionment which amounts to \$1,122,480 and the STA apportionment which is \$5,221. It is estimated that the City will be using approximately \$363,000 of LTF and all of the STA money for the transit system. Included in this amount is the purchase of replacement vehicles in the amount of \$64,000.

TDA funds are used in conjunction with other street funds for the transportation improvement program and maintenance of our streets. This claim includes work in progress projects as well as street projects that are expected to be included in the capital improvement plan which will use the LTF. Projects were presented for review. Showing these projects on the City's claim allows us the flexibility to use TDA funds. It does not approve these projects for construction. The pedestrian and bicycle apportionment, \$21,300, will be on the City sidewalk upgrading program together with other funds. Since this project includes pedestrian safety, it meets the requirements of this portion of the claim.

PURCHASE OF THREE  
DIAL-A-RIDE VEHICLES APPROVED

RESOLUTION NO. 90-154

CC-50(b)  
CC-300

The City Council adopted Resolution No. 90-154 authorizing the "sale" of 3 Dodge Diplomats from inventory to the Dial-A-Ride fleet, and authorizing expenditures from Transportation Development Act funds as shown below to accomplish the sale.

A number of years ago, the City purchased five extra police vehicles for two reasons: We had heard that the Chrysler Corporation was going to discontinue making a police pursuit vehicle, and we received an excellent price for the purchase under State contract from Swift Dodge. As police vehicles have been replaced, we have used vehicles from that inventory to replace them.

New pursuit vehicles now have features which some of our inventory vehicles do not have - the most noteworthy of which is airbags. We still can put these vehicles in service, but would prefer to purchase new vehicles. Our 1990-91 Transportation Development Act (TDA) claim includes the purchase of 3 vehicles to replace 3 station wagons with over 100,000 miles.

It has been suggested that we use 3 of those patrol vehicles for the Dial-A-Ride fleet.

Council is therefore requested to authorize the following expenditures from our TDA funds:

1. The "sale" of the 3 1989 Dodge Diplomats from the General Fund to Dial-A-Ride at a cost of \$10,824.31 each. The proceeds of the sale to be placed into the Equipment Fund.
2. The expenditure of \$1,950 to repaint the vehicles.
3. The expenditure of funds not to exceed \$1,000 to transfer the radios, replace logos, have the vehicles inspected and otherwise made ready for use as Dial-A-Ride vehicles.

AMENDED SALARY RANGES FOR  
CLASSIFICATIONS IN THE  
POLICE DEPARTMENT APPROVED

RESOLUTION NO. 90-155

CC-34  
CC-300

The City Council adopted Resolution No. 90-155 amending salary ranges for represented employees in the Police Unit and for Police Department mid-management employees effective October 1, 1990.

The City Council was advised that a multi-year agreement with the Police Unit calls for adjustments to their salary schedule effective the pay period beginning on October 1, 1990. This revised schedule was set forth in an exhibit presented for Council's review. This increase results in

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corresponding increases for sworn Police and Mid-Management classifications, which are also presented.

APPROVAL OF CONTRACT FOR  
WORKERS' COMPENSATION  
ADMINISTRATOR APPROVED

CC-21.1(b) The City Council approved awarding the contract for  
CC-90 third-party Workers' Compensation Administration to  
Greenfield-Thompson Associates, Inc.

The City Council was advised that on August 16, 1990, the City of Lodi solicited bids for proposals for administering the workers' compensation program. Nine proposals were received and reviewed in accordance with the criteria outlined in the request for proposal.

Four firms were invited to participate in an oral interview. It is felt that Greenfield-Thompson Associates, Inc. is best able to meet the needs of the City. The cost for contract administration is flat annual fee of \$52,800. In addition there is a one-time program implementation fee of \$3,500, which still places them below the median bid.

REPORT REGARDING  
SCHOOL BUS ZONES

CC-48(a) The City Council was advised that the Public Works Department has approved a request from the Lodi Unified School District for the installation of a bus zone at the recently-constructed Beckman Elementary School located at 2201 Scarborough Drive. The 180-foot zone will be signed "No Parking" between the hours of 6:30 a.m. and 4:30 p.m., school days only, buses excepted. This zone has the advantage of providing additional parking during non-school hours for other school activities and residents. The location and length of this zone has been approved by the School District. The District has started busing at Beckman School. One hundred eighty-six feet of passenger loading zone will also be installed to provide for the loading and unloading of students from private vehicles.

Lodi Municipal Code Sections 10.44.150 and 160 grant this authority to the Public Works Director. This allows the City to respond in a timely manner to property owner requests. Because of the recent opening of this school and the overall concerns of the parents and school administration, the Public Works Director used this authority. Staff will continue to obtain Council approval of bus zones where there is some controversy or other approval required, such as the Greyhound Depot on Pine at Stockton.

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COMMENTS BY CITY  
COUNCIL MEMBERS

No comments were received under the "Comments by City Council Members" segment of the agenda:

COMMENTS BY THE  
PUBLIC ON NON  
AGENDA ITEMS

The following comments were received under the "Comments by the public on non-agenda items" segment of the agenda:

CONCERN EXPRESSED REGARDING  
AN ELDERLY LADY LIVING IN  
HER CAR IN LODI RESIDENTIAL AREA

CC-16  
CC-169

Mr. Ed Byington, 100 East Oak street, Lodi expressed his concern to the City Council about an elderly woman who is living in her car parked on the street in front of his house. Mr. Byington asked if she could be helped in locating a place to live where she would be allowed to keep her dog. The matter was referred to the City Manager.

MAYOR'S GOLF TOURNAMENT

Mr. Ron Williamson, Parks and Recreation Director, reminded the community of the Mayor's Golf Tournament which is being held on Sunday, October 14, 1990 advising that the final date for receiving entries is Friday, October 5, 1990 and that interested parties should contact the Lodi Parks and Recreation Department at 125 North Stockton Street.

PUBLIC HEARINGS

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Snider called for the Public Hearing to consider the Planning Commission's recommendation to prezone the Industrial Substation site and the remaining Diekman Parcel, 5200 East Sargent Road (APN 049-070-02), to M-2, Heavy Industrial. On recommendation of staff, on motion of Council Member Reid, Hinchman second, the City Council continued the public hearing to October 17, 1990.

PUBLIC HEARING TO CONSIDER  
PREZONING THE INDUSTRIAL  
SUBSTATION SITE AND THE  
REMAINING DIEKMAN PARCEL,  
5200 EAST SARGENT ROAD  
CONTINUED

Agenda item H-1 entitled, "Public Hearing to consider pre zoning the Industrial Substation site and the remaining Diekman parcel, 5200 East Sargent Road" was continued to the October 17, 1990 Regular City Council meeting.

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PLANNING COMMISSION City Manager Peterson presented the following Planning  
REPORT Commission Report of the Planning Commission Meeting of  
September 24, 1990.

CC-35 The Planning Commission -

FOR ACTION OF THE CITY COUNCIL

1. Recommended to the City Council that Lodi Municipal Code Title 17, Zoning, Section 17.69.020 regarding nonconforming buildings be amended to include the following:

"D. Notwithstanding subsection (c) above, any residential structure legally existing as a nonconforming use on October 1, 1990 in any Industrial ("M") zone may be rebuilt or restored if damaged or destroyed by fire, other calamity, or act of God, provided that such restoration or rebuilding is commenced within six months of such damage or destruction. However, such rebuilt or restored structure shall not exceed the square footage of the original structure and shall otherwise conform to all applicable building regulations for residences."

On motion of Mayor Pro Tempore Hinchman, Olson second, the heretofore listed matter was set for public hearing on October 17, 1990.

The Planning Commission further -

2. Recommended that the City Council initiate action to require the installation of off-site improvements on the Fast Gas property located at the southeast corner of Lower Sacramento Road and West Kettleman Lane in conjunction with the development of Sunwest Plaza Shopping Center. Additionally that the City Council encourage Fast Gas to upgrade the overall appearance of the site.

On motion of Mayor Pro Tempore Hinchman, Olson second, the City Council requested that this matter be placed on the November 7, 1990 City Council agenda for review.

The Planning Commission also -

OF INTEREST TO THE CITY COUNCIL

1. Conditionally approved the request of Don York for a lot line adjustment to create two lots from three lots at 110 and 118 North Cherokee Lane and 117 Houston Lane.
2. Conditionally approved the request of Steve Pechin, Baumbach & Piazza Engineers, on behalf of Entech-Alpha Business Center for approval of a tentative subdivision map to create a one-lot condominium at 1780 West Kettleman Lane and 1423 Lakeshore Drive.

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3. Conditionally approved a one-year extension of a use permit for Century Assembly for a temporary structure containing four school classrooms at 550 West Century Boulevard.
4. Conditionally approved a one-year extension of a use permit for a temporary office trailer for Mr. Trucker located at 1533 South Stockton Street.
5. Set for public hearing the following requests of David Hoover at 7:30 p.m., Monday, October 8, 1990:
  - a. to amend the Land Use Element of the Lodi General Plan by redesignating 220 South California Street from Residential to Office Institutional.
  - b. to rezone the parcel at 220 South California Street from R-1\*, Single-Family Residential - Eastside, to R-C-P, Residential-Commercial-Professional.
  - c. to certify the filing of a Negative Declaration on the projects by the Community Development Director as adequate environmental documentation.

COMMUNICATIONS  
(CITY CLERK)

CLAIMS CC-4(c)

On recommendation of the City Attorney and the City's Contract Administrator, the City Council, on motion of Council Member Olson, Hinchman second denied the following claims and referred them back to the City's Contract Administrator:

- a) Jaun Jorge Partida, Date of loss 12/29/89
- b) State Farm as Subrogee of Tami Lin Mariani, Date of loss 3/19/90

STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION  
TO LEASE A BUILDING BETWEEN  
LODI AND GALT FOR A RESIDENT  
ENGINEER'S OFFICE

CC-7(f) City Clerk Reimche presented a letter from the State of California Department of Transportation advising that pursuant to Government Code Section 14681.5, they are advising of their intention to lease a building located between Lodi and Galt for a resident engineer's office.

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Mayor Pro Tempore Hinchman asked the City Clerk to check to see what purpose this building would be used for.

# REGULAR CALENDAR

USE PERMIT APPROVED TO  
CONVERT HOTEL LODI TO  
SENIOR HOUSING PROJECT

CC-14(a)  
CC-25

The City Council was reminded that at the Shirtsleeve Session of Tuesday, September 18, 1990 it heard a presentation by Jeff Smith, McKenzie-Smith, Oakland, California concerning plans for the conversion of the Hotel Lodi to senior housing.

In attendance at the session were representatives of the Lodi Downtown Business Association, Senior Citizens Commission's Housing Task Force and the Historical Society. Each of these groups appeared to favor the McKenzie-Smith proposal.

In the Ordinance which down-zoned the eastside and a portion of the central area of Lodi, the following Section appears:

"(b) Any property zoned R-C-P, C-1, C-2 or C-M in the area bounded by Lockeford Street on the north; the north-south alley between Stockton Street and Main Street on the east; Lodi Avenue on the south and Church Street on the west not containing any multiple family units may build or convert to multiple family purposes after approval of a Conditional Use Permit by the City Council."

McKenzie-Smith has applied for the Conditional Use Permit and is asking the Council to approve the conversion of the hotel to senior housing.

Speaking on behalf of the request were:

- a) Jeff Smith, McKenzie-Smith, Oakland, California;
- b) Dorance Ochs, Lodi Senior Citizens Commission;
- c) Dan Battilana, representing the LDBA (Lodi Downtown Business Association);
- d) Ann Meyers, Lodi Historical Society; and
- e) Bill Atterberry, Tokay Players.

Also speaking regarding the matter was Ray Davenport, 445 Almond Drive, Lodi.

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Following discussion, on motion of Mayor Pro Tempore Hinchman, Pinkerton second, the City Council unanimously approved the request of McKenzie-Smith for a Use Permit to convert the Hotel Lodi to a senior housing project containing 70 low-moderate apartment units.

PARKING STUDY - PLEASANT  
AVENUE FROM WALNUT STREET  
TO PINE STREET AND LEE AVENUE  
FROM PINE STREET TO ELM STREET

CC-45(i) At the request of City Council, Pleasant Avenue between  
CC-48(a) Walnut Street and Pine Street has been re-studied. Council requested that the Public Works Department look into complaints that people working downtown are parking all day on Pleasant Avenue between Walnut Street and Pine Street. This concern was previously addressed by Council in November of 1987. At that time, the petitioned request of residents on Pleasant Avenue for two-hour parking with residential parking permits was denied.

Existing Conditions

Pleasant Avenue between Lodi Avenue and Pine Street is a one-way (northbound) 30-foot curb-to-curb street. It provides one travel lane and unrestricted on-street parking on both sides. Parking stalls are not marked.

The areas in question are zoned Residential-Commercial Professional (R-CP), General Commercial (C-2), and Residential (R-1).

The segment of Lee Avenue between Pine Street and Elm Street is also included in this study due to the occasionally high on-street parking observed by staff.

Lee Avenue between Lodi Avenue and Locust Street is a one-way (southbound) 26-foot curb-to-curb street. It provides one travel lane and unrestricted on-street parking on both sides. Parking stalls are not marked.

Exhibits presented for the City Council's review showed the following information:

- ° Existing on-street parking restrictions in the general area and adjacent off-street parking lots.
- ° Existing land use of parcels fronting the study areas.
- ° Garages and off-street parking spaces available on residential use parcels.

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Parking Surveys

## A. Pleasant Avenue

## ° Off-Street Parking

Three commercial areas between Pine and Walnut have private off-street parking lots. The parking lots on the southeast and southwest corners of Pine and Pleasant provide marked stalls totalling 30 and 17\*, respectively. The parking lot for the San Joaquin Local Health District office at the southwest corner of Oak and Pleasant has no marked stalls. This lot can hold approximately 10 cars.

Exhibit E shows that on the days that we counted cars in the two commercial onsite lots adjacent to Pine Street, they were only approximately 47% full. This is slightly less than the 50% recorded in the 1987 survey. Parking in the Health District lot has also decreased from 37% in 1987 to the current 32%.

## ° On-Street Parking

Exhibit E shows the number of available parking spaces in each half-block and the number of cars parked in the half-block during the survey. The results from the 1987 and 1990 surveys are summarized below:

Walnut to Oak	N/Alley		S/Alley	
	1987	1990	1987	1990
Year Studied				
# stalls on-street	10	10	8	8
Highest # of parked vehicles	9	8	5	7
Average # of parked vehicles	4.6	4.3	2.2	2.6
Average % occupied	46%	43%	28%	33%

This indicates that ample on-street parking is still available for the residential uses in this block. However, residents often may not be able to park directly in front of their homes.

\*Five parking stalls were added to this lot during the survey period. Of the six surveys performed after these stalls were added, only a total of seven vehicles were observed.

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Oak to Pine	N/Alley		S/Alley	
	1987	1990	1987	1990
Year Studied				
# stalls on-street	11	11	12	12
Highest # of parked vehicles	11	11	8	10
Average # of parked vehicles	7.7	7.5	6.6	6.1
Average % occupied	70%	68%	55%	51%

On-street parking in this block is heavier than the block to the south and is highest near Pine Street fronting the commercial uses and nearest to City Hall. City Hall employees parked in this block averaged slightly more than 1 vehicle per survey.

#### B. Lee Avenue

##### ° Off-Street Parking

One off-street parking area exists on the east side between Pine Street and Elm Street. This lot provides 17 private parking stalls for the Masonic Building (10 offices and social hall) and Women's Club. It also provides 56 public parking stalls, including 1 handicap stall.

Another exhibit presented showed that on the days that we counted cars, the public lot was approximately 79% full. City employee parking in this lot averaged approximately 18 vehicles per survey. The private lot was approximately 59% full.

##### ° On-Street Parking

Exhibit E shows the number of available parking spaces in each half-block and the number of cars parked in the half-block during the survey. The results are summarized below:

Pine to Elm	N/Alley	S/Alley
	1990	1990
Year Studied		
# stalls on-street	12	11
Highest # of parked vehicles	11	11
Average # of parked vehicles	4.2	4.4
Average % occupied	35%	40%

Average on-street parking in this block was low. Only 1 of the 16 surveys performed shows more than half of the available parking in this block being used. Sporadic events at the Women's Club and the juror selection days may account for the

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occasional parking problem. The number of City Hall employee vehicles parked in this block is insignificant.

#### Alternatives

Parking alternatives are described below. These alternatives exclude frontages along social gathering halls and churches. These facilities will periodically be used for more than two-hour increments during the day and are not suitable for preferential parking permits.

Alternative A - Two-Hour Parking (Except Sundays and Holidays) - On-street parking would be limited to two hours between the hours of 9 a.m. to 6 p.m. The advantage to this alternative is that it would deter employees of businesses out of the immediate vicinity from parking in these areas. The disadvantage is that residents and their visitors would be under the same restriction during the specified hours.

#### Alternative B - Preferential Parking - Time Limit Parking With Residential Permits

On-street parking would be prohibited for two hours of the day in front of residences and permits would be available for a fee exempting residents from this restriction. The advantages to this alternative are that residents with valid permits will be allowed to park on-street without any restrictions. It would also deter employees out of the immediate vicinity from parking in these areas. The disadvantages are that the areas could only be enforced during the restricted hours and mix of uses on block faces would make signing and enforcement difficult, especially as more of the lots zoned R-CP are changed to commercial uses.

#### Discussion

The Finance Department was contacted again regarding enforcement in these areas. Their comments still indicate that enforcement would be difficult with the existing personnel and recommends against modifying the existing on-street parking. Since the majority of non-commercial lots are zoned R-CP, it can be assumed the daytime parking demand will increase as homes are converted to businesses.

Two residents in the area indicated to Public Works staff that the vehicles parking on Pleasant Avenue belong to employees of local businesses as well as downtown. They also mentioned that during rainy weather, the vehicles of downtown employees are not parked on Pleasant Avenue. This

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indicates that either alternate parking is available or they are parking in two-hour zones.

#### Summary/Recommendations

The parking survey on Lee Avenue indicates that on-street parking for residents is available along this block except for a few days of the month. Because an on-street parking problem is uncommon and the off-street parking is being utilized, staff recommends no modification to the existing parking.

The parking survey on Pleasant Avenue indicates that on-street parking in the residential areas is still available within a reasonable distance from homes. The average number of vehicles parked on-street has changed very little. The off-street parking for the two commercial lots at the southeast and southwest corners of Pleasant Avenue and Pine Street dropped by 4% from the 1987 survey. Parking in the Health District lot dropped by 5%. Due to the availability of on-street parking, staff still feels that no parking modifications should be made. However, if Council determines that modifications are necessary, a public hearing should be set to review the alternatives. Of the two alternatives, staff would recommend Alternative A (two-hour parking). Alternative A would deter employee parking during the day and provide unrestricted parking for residents and guests from 6:00 p.m. to 9:00 a.m. It may also make more employees use the provided off-street parking. As the residences in the R-CP zone district become commercial uses, two-hour parking will most likely be the preferred restriction.

Addressing the City Council regarding the matter were the following persons:

- a) Theo Vanderberg, representing the Woman's Club of Lodi
- b) Mr. Stan Ward, Reeves Company, Inc.

Following a lengthy discussion, with questions being directed to staff and to those who addressed the City Council regarding the matter, the City council on motion of Council Member Pinkerton, Reid second, determined to take no action in the matter. The motion carried by the following vote:

Ayes: Council Members - Pinkerton, Olson, and Reid

Noes: Council Members - Hinchman and Snider

Absent: Council Members - None

Continued October 3, 1990

CONTRACT WITH PROFESSIONAL  
SPORTS MARKETING, INC. TO  
SECURE THROUGH LOCAL AND NATIONAL  
SPONSORSHIPS, SCOREBOARDS FOR  
VARIOUS PARK FACILITIES APPROVED

CC-90

Parks and Recreation Director Ron Williamson addressed the City Council advising that Mr. Miller, Professional Sports Marketing, Inc., as associate of his from professional baseball involvement, contacted him approximately a month and a half ago with his company's proposal. Sounding too good to be true, he had Mr. Miller bring his proposal, recommendations and contract before the Parks and Recreation Commisison for their review.

After hearing Mr. Miller's presentation and much discussion, the Commission voted approval of this program and requested to seek City Manager and Council approval to give Mr. Miller the opportunity to secure needed sponsors which would in turn lead to installation of scoreboards at various major park facilities (Grape Bowl, Kofu, Salas) and to investigate the electrical marquee to advertise department programs, activities and events.

Mr. Miller's company will:

1. Purchase approved scoreboards (agreement between Department Administration and PSM),
2. Install the boards, and
3. Maintain the boards for five years at no cost to the City.

The City must give PSM the right to seek and secure sponsors for the various boards for a period of twleve years. They also need electrical service brought to the site where the boards would be installed.

We have checked PSM's references at St. Mary's and Hayward State colleges and Granada High School in Livermore and find them in 100% support of the PSM program and attest to installation procedures and agreements.

Following discussion, on motion of Mayor Pro Tempore Hinchman, Reid second, the City Council approved the City entering into a contract with Professional Sports Marketing, Inc. to secure through local and national sponsorships, scoreboards for various park facilities.

Continued October 3, 1990

ORIGINATION OF ANNEXATION  
PROCEEDINGS FOR THE INDUSTRIAL  
SUBSTATION SITE AND THE REMAINING  
DIEKMAN PARCEL CONTINUED TO  
OCTOBER 17, 1990 MEETING

On motion of Mayor Pro Tempore Hinchman, Reid second, the City Council continued to the October 17, 1990 meeting agenda item K-4, entitled, "Originate annexation proceedings for the Industrial Substation site and the remaining Diekman parcel, 5200 East Sargent Road (APN 049-070-02)".

OFFICIAL NAMING OF G-BASIN  
AND THE PARKS AND RECREATION  
ADMINISTRATION BUILDING APPROVED

RESOLUTION NO. 90-157

CC-6  
CC-27(c)  
CC-300

The City Council was advised that it is the recommendation of the Parks and Recreation Commission that the G-Basin be named in honor of Ed DeBenedetti, former Parks and Recreation Director, and that the Parks and Recreation Administration Building be named in honor of the late David J. Reese, long-time member of the Parks and Recreation Commission.

City Manager Peterson advised the City Council that the Parks and Recreation Commission has adopted a policy for recommending to the City Council the naming or renaming of parks, recreation facilities and parks features.

Mr. Peterson further advised that the Parks and Recreation Commission has for some time been very interested in taking action to honor these two individuals who served the City for so many years.

On motion of Mayor Pro Tempore Hinchman, Olson second, the City Council adopted Resolution No. 90-157 - A Resolution of the Lodi City Council Concurring in the Recommendation of the Parks and Recreation Commission in the Official Naming of G-Basin and the Parks and Recreation Administration Building. Further, the City Council directed that appropriate dedication ceremonies be planned.

Continued October 3, 1990

CONTRACT AWARDED FOR SACRAMENTO  
STREET WATER MAIN IMPROVEMENTS,  
LODI AVENUE - 250' N/LODI AVENUE,  
ALLEY E/SCHOOL STREET, WASTEWATER  
IMPROVEMENTS, 150' S/OAK STREET -  
OAK STREET

RESOLUTION NO. 90-153

CC-12(c)

Sacramento Street Water Main Improvements, Lodi Avenue to 250 feet north of Lodi Avenue, alley east of School Street, Wastewater Improvements, 150 feet south of Oak Street to Oak Street project corrects two deficiencies in the downtown area. The new 8 inch water main in Sacramento Street will provide better water pressure to the businesses in this block. These businesses are currently tapped into a 2 inch water main. When 221 South Sacramento Street washes cherries during the spring season, there is such a draw in the 2 inch City main that the other businesses have no water pressure. The new water main will eliminate this problem.

The City has also had an ongoing problem with a public wastewater main in the Post Office parking lot. A sag in this main cannot be fixed because it is located under a handicap ramp and a wall which was built with the Post Office remodel project. This project will reroute the upstream customers so that the City can abandon the problem wastewater main.

Plans and specifications for this project were approved on September 5, 1990. The City received the following three bids for this project:

Bidder	Location	Bid
Engineer's Estimate		\$27,790.00
Phillips Backhoe Service	Lodi	29,250.00
C.W. Superior Grading & Excavating	Lodi	40,224.00
Claude C. Wood Company	Lodi	57,870.00

Following discussion with questions being directed to staff, the City Council on motion of Mayor Snider, Hinchman second, adopted Resolution No. 90-153 awarding the contract for Sacramento Street Water Main Improvements, Lodi Avenue to 250 feet north of Lodi Avenue, alley east of School Street Wastewater Improvements, 150 feet south of Oak Street to Oak Street project to Phillips Backhoe Service in the amount of \$29,250.00. (This item was removed from the Consent Calendar and discussed and acted upon under the Regular Calendar).

Continued October 3, 1990

## ORDINANCES

ORDINANCE ADOPTED AMENDING  
THE LAND USE ELEMENT OF THE  
LODI GENERAL PLAN BY REDESIGNATING  
2041 SOUTH CHEROKEE LANE FROM  
COMMERCIAL TO LOW DENSITY RESIDENTIAL

### ORDINANCE NO. 1496 ADOPTED

CC-53(a)  
CC-149                      Ordinance No. 1496 entitled, "An Ordinance of the Lodi City Council Amending the Land Use Element of the Lodi General Plan by Redesignating 2041 South Cherokee Lane from Commercial to Low Density Residential to Permit Construction of a 15-Lot Residential Planned Unit Development (APN 062-380-34)" having been introduced at a regular meeting of the Lodi City Council held September 19, 1990 was brought up for passage on motion of Mayor Pro Tempore Hinchman, Olson second. Second reading of the ordinance was omitted after reading by title, and the ordinance was then adopted and ordered to print by unanimous vote of the City Council.

ORDINANCE ADOPTED AMENDING  
THE OFFICIAL DISTRICT MAP OF  
THE CITY OF LODI THEREBY AMENDING  
PLANNED DEVELOPMENT DISTRICT NO. 19  
BY REDESIGNATING THE PARCEL AT  
2041 SOUTH CHEROKEE LANE FROM  
NEIGHBORHOOD COMMERCIAL TO RESIDENTIAL

### ORDINANCE NO. 1497 ADOPTED

CC-53(a)  
CC-149                      Ordinance No. 1497 entitled, "An Ordinance of the Lodi City Council Amending the Official District Map of the City of Lodi and Thereby Amending the Planned Development District No. 19 (P-D 19) By Redesignating the Parcel at 2041 South Cherokee Lane from Neighborhood Commercial to Residential" having been introduced at a regular meeting of the Lodi City Council held September 19, 1990 was brought up for passage on motion of Council Member Reid, Hinchman second. Second reading of the ordinance was omitted after reading by title, and the ordinance was then adopted and ordered to print by unanimous vote of the City Council.